

From: Colin Hill – Town Clerk Todmorden Town Council
To: [REDACTED] Calderdale MBC
Date : 2nd September 2021
Subject: Todmorden Wheelspark – Accelerator Funding Project

1. Executive Summary

1.1 New Wheelspark in Todmorden completed providing facility for users of Skateboards, BMX, Scooter and Roller Skates has been delivered :-

- On time
- In budget

2 Background

2.1 Todmorden Town Council has championed the provision of new Wheelspark since 2014.

2.2 Several challenges had to be faced including:

- funding
- how to legally transfer ownership to the satisfaction of both Todmorden Town Council and Calderdale MBC
- how to satisfy the requirement of the Environment Agency noting the location is in a Flood Alleviation area.

3 Original Concept

3.1 In seeking the involvement of Todmorden Town Council this was to open up funding opportunities that CMBC would be unlikely to access.

3.2 The existing tarmac base with metal structures was to be built on at an estimated project cost of £150,000 to include drainage provision noting a feature of the previous site was frequent flooding.

3.3 The Environment Agency had approved in principle but was always subject to a formal application for permission.

3.4 Agreement in principle was reached for Calderdale MBC to grant a 25 year lease to Todmorden Town Council.

3.5 Groundworks were appointed as Technical Consultants to take the project forward, to include potential to identify grant funders.

- 3.6 Extensive drainage work by the Environment Agency In Centre Vale Park placed another layer of permission needed from the Environment Agency in terms of entering into a Deed of Covenant.
- 3.7 The project ground to a halt for some time as legals were pursued without an effective end result and delay experienced at the Environment Agency.
- 3.8 The legal issues were resurrected from Dec 2019 and eventually a broad agreement reached regarding the lease terms and approval for the Environment Agency for a Deed of Covenant to be entered into.
- 3.9 Todmorden Town Council had a budget in place then of £10,000 towards the project.

4 Accelerator Funding Opportunity

- 4.1 The opportunity to bid for and be approved for funding – initially £150,000 – opened up the way to take the project forward.
- 4.2 Tenders were produced involving the need to use Technical Consultants Groundwork with costs at risk to Todmorden Town Council.
- 4.3 Following Selection of The Freestyle Collective to deliver this project, consultation with young users indicated some further “street” features were required. This added a further £15,000 to the project - £10,000 Accelerator and £5,000.
- 4.4 Permission was sought from the Environment Agency to build in the Flood Allevation Area and was initially declined , requiring no net increase in volume of material bought in . This restriction had been bought in following the 2015 flooding event.
- 4.5 Following redesign and remodelling of volumes a revised scheme was approved but the Environment Agency , but this now required now removal of the previous tarmac areas and a “sunken” scheme to be taken forward.
- 4.6 Additional excavation, removal of material off site, foundation work and drainage challenges, resulted in an increase in costs of £85,000.
- 4.7 This additional cost was met by £75,000 form the Accelerator Fund and £10,000 additional contribution by Todmorden Town Council, resulting in a final funding split of £225,000 Accelerator and £25,000 Todmorden Town Council.
- 4.8 The funding agreement was completed and an Agreement to Lease, including the building contract was entered into with CMBC.

5 Financial Outturn

- 5.1 Final accounts have been agreed with the Freestyle Collective and Groundwork and all invoiced paid.
- 5.2 Total project cost are broken down as follows.

Freestyle	Construction	£229,049.99
Groundwork	Consultnacy	£16,394.00
Env Agency	Disburesements	£698.00
Wrigley Claydon	Lwegals	£500
S & P Shot Blasting	Shelter	£2,500.00
Pennine signs	Signs	£270.00
Total spend		£249,411.99

- 5.3 With these figures is an estimated cost of £500 for solicitors.
- 5.4 Of this £225,000 has been spent from CMBC and to date £18,235.73 by Todmorden Town Council.
- 5.5 There is a 12 month retention of £5,676.25 held back by Todmorden Town Council which will be paid in 12 months' time unless there is a need to call on it beforehand.
- 5.6 Total spend incurred by Todmorden Town Council therefore totals £24,411.98, noting an estimated legal fee included which may be more.
- 5.7 Within the spend is a figure of £2,500 used to refurbish and reuse the previous shelter, the cost of this had originally been agreed by CMBC to be met by them when looking at the initial budget of £150,000. However in view of the additional funding provided, this had managed to be digested within the overall budget of £250,000.

6 Proof of expenditure

- 6.1 Invoices relating to expenditure of £11,349 plus vat has already been submitted prior to April 2021.
- 6.2 A summary of expenditure of the remaining balance of £213,651 plus vat of CMBC spend and that of TTC is as follows:-

Todmorden Wheelspark Payment Schedule Breakdown										
Invoice Date	Invoice Ref	Reconcile ref	Payee	Description	Net	Vat	Gross	Date paid	TTC	CMBC
Already submitted pre 1st April 2021			Freestyle	Design Consultation	£1,000.00	£200.00	£1,200.00			£1,000.00
			Groundwork	Stage 1 and 2 fees	£2,800.00	£560.00	£3,360.00			£2,800.00
			Groundwork	Stage 3 and 4	£3,865.00	£773.00	£4,638.00			£3,865.00
			Groundwork	Stage 5 fee	£1,800.00	£360.00	£2,160.00			£1,800.00
			Freestyle	Investigation works	£1,000.00	£200.00	£1,200.00			£1,000.00
			Freestyle	Investigation works	£884.00	£176.80	£1,060.80			£884.00
Submitted pre April 2021					£11,349.00					£11,349.00
20/04/21	TTC04	OO1	Freestyle	Drainage Investigation MHL9	£1,000.00	£200.00	£1,200.00	20/04/21	£1,000.00	£0.00
01/04/21	SI/00121	002	Groundwork	Env Ag permit disbursement	£698.00	£139.60	£837.60	07/04/21	£698.00	
23/04/21	3/2021	003	Freestyle	Sit investigation 22nd April	£884.00	£176.80	£1,060.80	26/04/21	£80.00	£804.00
11/05/21	2675/8RLF47	004	Freestyle	Valuation 1 (prelims)	£18,633.79	£3,726.76	£22,360.55	11/05/21	£2,608.73	£16,025.06
18/05/21	SI/00124	005	Groundwork	Inv 124 Stage 7 fee interim pyt	£2,500.00	£500.00	£3,000.00	19/05/21	£775.00	£1,725.00
26/05/21	5/2021 - part	006	Freestyle	Valuation 2 - matting	£20,454.13	£4,090.83	£24,544.96	01/06/21		£20,454.13
26/05/21	5/2021 - part	006	Freestyle	Valuation 2 - prelims	£509.63	£101.92	£611.55	01/06/21	£509.63	
02/06/21	bal val 2 part	007	Freestyle	Valuation 2 balance per payment cert	£4,019.60	£803.92	£4,823.52	03/06/21	£922.74	£3,096.86
18/06/21	003 TOD	008	Freestyle	Valuation 3	£21,707.69	£4,341.54	£26,049.23	22/06/21	£1,204.43	£20,503.26
18/06/21	004 Tod	009	Freestyle	Valuation 4	£15,068.90	£3,013.78	£18,082.68	22/06/21	£1,139.96	£13,928.94
13/07/21	oo5 tod part 1	010	Freestyle	Part Valuation 5	£21,042.21	£4,208.44	£25,250.65	16/07/21	£2,064.16	£18,978.05
13/07/21	005 tod part 2	011	Freestyle	Part Valuation 5	£21,042.21	£4,208.44	£25,250.65	19/07/21	£2,064.16	£18,978.05
13/07/21	005 tod part 3	012	Freestyle	Part Valuation 5	£21,042.23	£4,208.45	£25,250.68	20/07/21	£2,064.16	£18,978.06
26/07/21	11481	013	S & P Shot Blasting	Shelter Refurbishment	£2,500.00	£500.00	£3,000.00	26/07/21		£2,500.00
29/07/21	29828	014	Pennine Signs	Signs	£270.00	£54.00	£324.00	02/08/21		£270.00
30/07/21	SI/000125	015	Groundwork	Groundworks final stage 7 fee	£5,429.00	£1,085.80	£6,514.80		£3,104.76	£2,324.24
18/08/21	008 Tod	016	Freestyle	Final fee freestyle	£75,085.35	£15,017.07	£90,102.42			£75,085.35
To come			Solicitors	Solicitors fees -estimate	£500.00	£100.00	£600.00		£500.00	
To be paid 12mths afer contract			Freestyle	Retention	£5,676.25	£1,135.25	£6,811.50		£5,676.25	
					£238,062.99	£47,612.59	£285,675.58		£24,411.98	£213,651.00
					£11,349.00			less Ret/sols	£6,176.25	£11,349.00
					£249,411.99				£18,235.73	£225,000.00
								Balance to Nominal Ledger item NL1 And NL2		

- 6.3 Copies of all Invoices paid are attached to this report and referenced 001 to 016 for ease of reconciliation.
- 6.4 Copies of Todmorden Town Councils nominal ledger re NL1 and NL2 are also attached confirming payment of such invoices through our accounts.

7 Outcomes

- 7.1 The facility has been heavily used since informal opening in early August 2021.
- 7.2 The official opening event where the facility was opened by Craig Whittaker MP, saw hundreds of users enjoy a spectacular day where coaching lessons were delivered in the morning and demonstrations by experienced users wowed the spectators.
- 7.3 Social media feeds have been positive.
- 7.4 Plans are under way to form a Wheelspark Friends Group. Efforts to carry this out before the facility was built were not successful, but having now delivered it, this will be taken forward.
- 7.5 Its intended use as a facility of all to use has been met. From tiny tots to teenagers to adults, all genders, ethnicities and age groups are using the facility and mixing with each other.
- 7.6 There is vibrancy of use that is seeing many of the older children helping young beginners how to ride and use the Wheelspark safely

8 Challenges

Drainage

- 8.1 The most significant challenge has been finding a drainage solution at a reasonable cost that did not compromise delivery of other features.
- 8.2 The solution has resulted in a pea gravel large soakaway but with underneath pipework to drain out. This is a practical solution that will enable easy access if needed to clean/replace.
- 8.3 More importantly it works, draining this site within two hours once all drainage systems in the park allows water to escape.
- 8.3 However an unintended consequence is that users on bikes, instead of entering the Wheelspark on the path provided are traversing down the banks and across the pea gravel, then depositing gravel onto the tarmac adjacent and occasionally into the Wheelspark area itself
- 8.4 Unsupervised facilities of this nature will attract dust and grit and often users bring their own brushes to sweep down the riding area.

- 8.5 This will be monitored but it may be necessary to fit bespoke drainage covers over the pea gravel to prevent this from happening and quotations are to be sought in this respect.
- 8.6 More formal channel drainage solutions had been considered but were too expensive to be met within budget and we needed to establish a drainage solution that worked in the first instance.

Graffiti

- 8.7 This is a cultural issue and often associated with these types of facilities.
- 8.8 The quality so far is not good or original and occasionally offensive. When so it is painted over.
- 8.9 As part of continuing engagement with young users the Town Council is considering using a professional Graffiti Artist to hold some lessons to show them how to do this properly and effectively so that if we are going to have Graffiti it is colourful and good.

9 Legal Agreements

- 9.1 The lease has now been prepared and is with Todmorden Town Council for execution and return to our solicitor.
- 9.2 The Deed of Covenant has been approved and is with Todmorden Town Council for execution and return to our solicitor

10 Achieving a positive outcome

- 10.1 This project would not have been achieved had it not been for a genuine partnership and collaboration between the public and private sector.
- Todmorden Town Council for fronting and delivering the project and committing £25,000, often at times at our risk.
 - Accelerator Fund – Town Deals Board for initially funding and subsequently increasing their Funding
 - Calderdale MBC for their legal cooperation and advice
 - The Freestyle Collective for carrying our redesign work at their risk
 - Groundwork for carrying out flooding calculation works at their risk
 - Environment Agency for their flexibility to reconsider redesign options